SUBCHAPTER 3.2

EFFECTS FOUND NOT TO BE SIGNIFICANT DURING INITIAL STUDY

3.2 Effects Found Not Significant During the Initial Study Process

3.2.1 Agricultural Resources

Conversion of Important Farmland

The Project site contains Farmland of Local Importance. Historically, avocados have been grown on the northeast portion of the site, while olive production may have occurred on the southern portion of the site. The Project site does not, however, currently support any agricultural operations except that the neighboring property owner has some chickens on site. A portion of the site also was previously used as an apiary by this abutting property owner. Therefore, the Proposed Project would not result in a significant conversion of farmland resources to non-agricultural use. Project impacts related to the conversion of Important Farmland are considered **less than significant.**

Conflict with Agricultural Zoning or Williamson Act Contract

The project site is zoned A70, which is considered to be an agricultural zone. The Proposed Project would not conflict with A70 zoning as there is no current approved agricultural use of the site. Adjacent properties to the west of the Project site are zoned RR1 (Rural Residential). The proposed S88 zoning for Project site has the same minimum lot size (0.5 acre), animal regulations and agricultural use types (horticulture, tree crops, and row and field crops) as the Rural Residential zoning of the Lone Oak Lane/Road neighborhood to the west. The proposed S88 zoning would be consistent with agricultural activities since it would still allow for agricultural use.

The Project site is not under a Williamson Act contract.

Project impacts related to conflicts with existing zoning for agricultural use or a Williamson Act contract are considered **less than significant.**

Indirect Conversion of Farmland

The surrounding area contains some agriculture uses. Current agricultural activities on these parcels include wholesale growers; small-scale fruit and produce production; and permitted holdings of birds, wild fowl and small livestock. As proposed, the Project would not result in converting any agricultural uses to non-agricultural uses. The Proposed Project would therefore not have a significant impact involving changes in the existing environment which would result in conversion of farmland to non-agricultural use.

To further ensure there are no conflicts with existing agricultural land uses, Section 63.404 of the San Diego County Code of Regulatory Code of Regulatory Ordinances requires all sellers of real property in the unincorporated portion of the County to provide the following noticing to all prospective buyers:

> "Agricultural operations are located throughout the unincorporated area of San Diego County and are often conducted on relatively small parcels. The subject property is also located in the unincorporated area and, as such, is likely to be located near an agricultural enterprise, activity, operation, or facility or appurtenances thereof (collectively, "agricultural use"). Occupants of the property to be purchased may be exposed to inconveniences, irritations or discomforts arising from the agricultural use, including but not limited to noise, odors, fumes, dust, smoke, insects, rodents, the operation of machinery of any kind (including aircraft) during any 24-hour period, the storage and disposal of manure, and the application by spraying or other means of agricultural chemicals, such as pesticides and fertilizers. Purchasers of the property may be required to accept such inconveniences, irritations and discomforts, unless the agricultural use constitutes a public or private

nuisance under the provisions of Section 3482.5 of the Civil Code or Section 63.403 of the San Diego County Code. The agricultural use may be altered or expanded in the future."

Project impacts related to indirect conversion of farmlands are considered **less than significant.**

3.2.2 Geology and Soils

The evaluation of geologic and soil effects associated with the Proposed Project is based on the Project Initial Study (Appendix A) and the Geotechnical Investigation prepared for the Project site (Appendix M). These studies are summarized below to address associated issues, with erosion and sedimentation discussed in detail in Section 3.1.3, Hydrology and Water Quality. The referenced Initial Study and Geotechnical Investigation identify a number of remedial measures related to geologic and soil issues derived from regulatory requirements and/or technical recommendations. These measures are included as environmental design considerations for the Proposed Project where applicable, and are listed in Chapter 1.0 (Table 1-1) and Subchapter 7.2 of this EIR.

Fault Rupture

Fault (or ground) rupture and related effects such as lurching (i.e., the rolling motion of surface materials associated with passing seismic waves) can adversely affect surface and subsurface structures including buildings, foundations and utilities. No known active or potentially active faults are located within or adjacent to the Project site. The closest known active faults are associated with the Elsinore and Rose Canyon fault zones, with these fault zones located approximately 16 miles northeast and 14 miles southwest of the site, respectively. No fault-rupture hazard zones or other seismic hazard designations identified by the California Geologic Survey (CGS) or the County are present within the Project site or the immediate vicinity, with the closest such designations located along the noted portions of the Elsinore Fault Zone (CGS 2007, County 2007d). Based on the described conditions, **no impacts** related to seismically induced fault rupture or related hazards are identified for the Proposed Project.

Ground Acceleration

As previously noted, the Project site is not located in close proximity to known active or potentially active faults, and is not within or adjacent to any County-designated Near-Source Shaking Zones (County 2007d). Like all of southern California, however, the site is within a seismically active area, and could potentially be subject to moderate to high ground acceleration (ground shaking) levels from earthquake events along major regional faults. The Project Geotechnical Investigation identifies estimated maximum peak on-site acceleration values of 0.32g (where g equals the acceleration due to gravity) for the Elsinore Fault Zone and 0.3g for the Rose Canyon Fault Zone, in association with magnitude 7.5 and 7.0 earthquake events, respectively (i.e., the maximum credible earthquakes[9]). The Geotechnical Investigation also identifies sustained acceleration[10] levels of 0.21g and 0.2g for maximum credible earthquakes along the Elsinore and Rose Canyon fault zones, respectively. While the described ground shaking levels could adversely affect the Project site, all proposed structures and related features (e.g., pavement) would be designed in accordance with applicable seismic design requirements, including pertinent elements of the IBC, the related California Building Code (CBC) and local standards. Specifically, the IBC seismic design criteria include pertinent ground acceleration values, as well as parameters related to the seismic zone, subsurface profile types, seismic and near-source coefficients for acceleration and velocity, and the seismic source. Seismic requirements associated with the CBC include the preparation of a soils compaction report, with proposed

[9] A maximum credible earthquake is defined as the maximum earthquake event considered capable of occurring under the currently understood tectonic framework.

[10] Sustained ground acceleration is defined as 65 percent of the identified peak ground acceleration values.

foundation recommendations to be approved by a County Structural Engineer prior to issuance of a building or grading permit (CBC Chapter 16, Section 162 - *Earthquake Design*). Additionally, the Project Geotechnical Investigation includes a number of related recommendations for considerations such as grading; engineered fill; and design specifications for foundations, footings, slabs and pavement (with these measures included as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described geotechnical analyses and incorporation of pertinent recommendations and regulatory requirements, seismic ground acceleration would have **less than significant impacts** on the Proposed Project.

Liquefaction and Dynamic (Seismic-related) Settlement

Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose, granular soils with relative densities of less than approximately 70 percent are most susceptible to these effects, with liquefaction generally restricted to saturated or near-saturated soils at depths of less than approximately 50 feet. Liquefaction most typically results from seismic ground acceleration, with the related loss of support (and settlement) potentially resulting in significant impacts to surface and subsurface facilities such as foundations and underground utilities. The Project Geotechnical Investigation concludes that the on-site potential for liquefaction and related effects (e.g., settlement and lateral spreading) is low, based on the dense nature of underlying materials (i.e., very hard and dense metamorphic and granitic rocks) and the lack of a near-surface permanent groundwater table. The Project site is also not within or adjacent to any County-designated Potential Liquefaction Areas (County 2007d). The Project Geotechnical Investigation includes a number of recommendations related to the potential occurrence of on-site liquefaction, however, such as the use of engineered fill and design specifications for surface and subsurface drainage (with these measures included as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described geotechnical analyses and incorporation of pertinent recommendations and regulatory requirements, liquefaction and related effects would have **no impact** on the Proposed Project.

Landslides/ Manufactured Slope Instability

The Project Initial Study concludes that "The site is not located within a landslide susceptibility zone" and does not identify any associated impacts. The Project Geotechnical Investigation concludes that the potential for deep-seated slope failure in relation to the proposed development is low, based on the following considerations: (1) the underlying formational materials consist of hard and dense metamorphic and granitic rocks; and (2) no evidence of significant shear zones, displaced stratigraphy (e.g., landslide deposits) or severely brecciated (fragmented) material was observed in on-site bedrock. The Geotechnical Investigation does note, however, that "[f]ractures and jointing within both the metamorphic and granitic bedrock may create potential shallow rock falls at isolated areas in constructed cut slopes." Accordingly, it is recommended that cut slopes be observed by the Project engineering geologist to identify any such hazards, and that remedial measures such as rock-bolting, buttressing, slope regrading and/or use of retaining walls be implemented as recommended by the Project soil engineer and engineering geologist (with these measures included as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described information and the proposed inclusion of applicable environmental design considerations, the site would not be subject to landslides and other types of slope failures such as mudslides, thus **no impact** to the Proposed Project would occur.

In addition to the landslide-related measures noted above, the Project Geologic Investigation provides a number of recommendations related to proposed manufactured (cut and fill) slopes (with these measures included as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Specifically, these recommendations include the following: (1) all manufactured slopes shall be constructed at maximum grades of 2:1 (horizontal to vertical) unless steeper grades are specifically approved by the Project engineering geologist, and shall conform with applicable regulatory standards related to slope stability

factors of safety; (2) fill slopes shall be keyed a minimum of two feet into dense natural ground, with keys to encompass a 5 percent grade toward the interior of the fill and a minimum bottom width of 15 feet; (3) all keys shall be inspected by the Project soil engineer or engineering geologist; (4) fill materials used for manufactured slopes shall encompass appropriate composition, compaction and moisture content, per direction by the Project soil engineer or engineering geologist; and (5) all fill slopes shall incorporate native or drought-tolerant landscaping and appropriate drainage facilities, per direction by the Project soil engineer or engineering geologist. Based on the described information and the proposed inclusion of applicable environmental design considerations, **no impact** to the Proposed Project would occur.

Erosion/Sedimentation

A number of surficial materials (e.g., alluvial soils) within the Project site exhibit high erosion potential. Proposed grading, excavation, and construction activities would increase the potential for erosion and transport of material both within and downstream of the site. As described in Section 3.1.3 of this EIR, however, conformance with applicable elements of the County Storm Water Standards and associated NPDES permits would reduce these potential effects to **less than significant** levels.

Unstable Geologic Conditions

A number of the potential issues identified under this heading in the Project Initial Study are addressed in other portions of this section, including landslides, liquefaction and lateral spreading. The Project site is generally not subject to significant effects related to subsidence and collapse, due to the lack of substantial shallow groundwater aquifers and the dense nature of underlying materials. Therefore, **no impact** related to subsidence and collapse would occur as a result of the Proposed Project.

Additional related issues evaluated in the Project Geotechnical Investigation include potential instability from differential settlement (i.e., variable degrees of settlement over short distances) in cut-fill transition areas, and in association with the potential generation and use of oversize material. Specifically, structures extending over cut-fill transitions can potentially be subject to damage (e.g., cracked foundations) from differential settlement. The Project Geotechnical Investigation identifies a number of potential remedial measures related to differential settlement in cut-fill transition areas, including efforts such as over-excavation and replacement with engineered fill (with these measures identified as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described information and the proposed inclusion of applicable environmental design considerations, implementation of the Proposed Project would result in **less than significant impacts** related to differential settlement in cut-fill transition areas.

The presence of oversize materials (greater than six inches maximum dimension) in engineered fill can result in effects such as differential compaction and settlement, with related adverse effects to overlying facilities such as structures/foundations, pavement and utilities. The Project Geotechnical Investigation identifies a number of potential remedial measures related to oversize materials, including efforts such as removal/off-site disposal, placement in deeper fills or use as landscape/decorative features (with these measures identified as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described information and the proposed inclusion of applicable environmental design considerations related to oversize materials, implementation of the Proposed Project would lead to **less than significant impacts**.

Expansive Soils

Expansive (or shrink-swell) behavior is attributable to the water-holding capacity of clay minerals, and can adversely affect the integrity of facilities such as pavement or structure foundations. The Project Initial Study and Geotechnical Investigation conclude that expansive soils (as defined in the IBC) are present on site, and potentially could result in associated adverse impacts to proposed development. Implementation of the

Proposed Project would be required to comply with regulatory standards related to expansive soils, including applicable portions of Section 1802 of the IBC (2006). In addition, the Project Geotechnical Investigation identifies a number of potential remedial measures related to expansive soils, including efforts such as removal and replacement with engineered fill, placement in deeper fills, capping with non-expansive material, or other appropriate industry standard measures from sources such as the IBC (with these measures identified as environmental design considerations in Chapter 1.0 and Subchapter 7.2 as previously noted). Based on the described information and the proposed inclusion of applicable environmental design considerations related to expansive soils, the Proposed Project would have a **less than significant impact.**

Septic or Alternative Wastewater Systems

Because municipal sewer service would be provided to the Proposed Project by the Buena Sanitation District, discussion of soils that are unsuitable for septic or alternative wastewater systems does not apply. **No impacts would occur.**

3.2.3 Hazards – Hazardous Materials, Airports, Emergency Response Plans and Vectors

Hazardous Materials

The Proposed Project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission or disposal of hazardous substances, nor are hazardous substances proposed or currently in use in the immediate vicinity. Because of this, the Project also would not present a significant risk of accidental explosion or release of hazardous substances. The Project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. The Project site is not located within one-quarter mile of an existing or proposed school; therefore, the Proposed Project would not pose a hazardous emission risk to a school. Overall, the Proposed Project would have **no impact** related to hazardous materials.

Airport Hazards

The Project site is not located within a Comprehensive Land Use Plan (CLUP) for airports, within two miles of a public airport or within one mile of a private airstrip. Also, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. The Project, therefore, would not constitute a safety hazard for people residing or working in the Project area. **No impact** related to airport hazards would occur.

Emergency Response Plans

Several Emergency Response Plans cover the Project area. Plans include the Operational Area Emergency Plan, San Diego County Nuclear Power Station Emergency Response Plan, Oil Spill Contingency Element, Emergency Water Contingencies Annex and Energy Shortage Response Plan, and Dam Evacuation Plan. The Proposed Project's potential impacts to these plans are described below.

The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational areas of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Project would not interfere with this plan because it would not prohibit subsequent plans from being established.

The Proposed Project would not interfere with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the Project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. The Proposed Project is not within 10 miles of the plant and as such would not interfere with any response or evacuation.

The Proposed Project would not interfere with the Oil Spill Contingency Element because the Project site is not located along the coastal zone or coastline.

The Project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct; therefore, it would not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan.

Because the Project site is located outside a dam inundation zone, the Proposed Project would not interfere with the Dam Evacuation Plan.

Overall, the Proposed Project would have **no impact** on adopted emergency responses/ evacuation plans.

Vectors

The Proposed Project does not involve or support uses that would allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds). Three basins are proposed as part of the Stormwater Management Plan to allow sediment and particulates to settle out of stormwater runoff before discharge off site. Standing water would not be allowed in the detention/bioretention basins for more than 72 hours. Also, the Project would not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (dairies etc.), solid waste facility or other similar uses. The Proposed Project, therefore, would not substantially increase current or future residents' exposure to vectors, including mosquitoes, rats or flies. Impacts related to vectors are considered **less than significant.**

3.2.4 Hydrology and Water Quality – Groundwater and Surface Water Bodies

Groundwater

As stated in Section 3.2.12, Utilities and Service Systems, the Proposed Project would obtain its water supply from the Vista Irrigation District, which obtains its water supply from surface reservoirs and imported water sources. The Project would not directly use groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the Proposed Project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to, the following: the regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., one-quarter mile). Additionally, the Project would preserve approximately 67 percent of the site as open space, would include extensive landscaping within the developed areas, and proposes swales and three detention/bioretention basins. These Project design features would facilitate groundwater recharge. **No impact** to groundwater supply is anticipated.

Surface Water Bodies

As noted in Section 3.1.3.1, the northwestern-most corner of the Project site is located within mapped 100- and 500-year floodplains associated with Buena Creek (FEMA 1999, and 1997a through 1997c). The Proposed Project would not place structures with a potential for human occupation within 100-year inundation areas, and would not construct access roads or other improvements that would impede or

redirect flood flows, limit access during flood events, or affect downstream properties within 100-year inundation areas. The Project site lies outside any identified special flood hazard area, including any mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the Project site is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the Proposed Project would not expose people to a significant risk of loss, injury or death involving flooding. As the Project site is not located along the shoreline of a lake or reservoir, it could not be inundated by a seiche. Similarly, because the Project site is located more than a mile from the coast, it would not be inundated in the event of a tsunami. Thus, the Proposed Project would have a **less than significant impact** on surface water bodies.

3.2.5 Land Use – Community Division

The Project does not propose the introduction of new infrastructure such as a major roadway. The Project would extend Sugarbush Drive. This minor extension, however, would not significantly disrupt or divide an established community. Access across the property to community services (school, post office, shopping) does not occur. The road would cross privately owned property that is currently undeveloped. **No impact** related to community division would result from the Proposed Project.

3.2.6 Mineral Resources

The Project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources (MRZ-3). The site is not located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits and therefore is not anticipated to contain aggregate deposits. As a result, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state would occur as a result of this Project.

The project site is zoned A70, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). Therefore, no potentially significant loss of availability of a known mineral resource or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan would occur as a result of this Project. Moreover, as the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

Overall, the Proposed Project would result in a **less than significant** mineral resources impact.

3.2.7 Noise –Aircraft

Aircraft

The Proposed Project is not located within a CLUP for airports or within two miles of a public airport or private use airport. Therefore, the Proposed Project would not expose people residing or working in the Project area to excessive airport-related noise levels. **No impact** related to aircraft noise would occur as a result of project implementation.

3.2.8 Population and Housing

Population Growth

The Project proposes a zone reclassification from A70 (2-acre minimum lot size) to S88 (density of 0.39, and 0.5-acre minimum lot size) on the 115.5-acre site. This regulatory change would not induce substantial population growth in the area because the proposed density and the extension of infrastructure and public facilities (including water, sewer and roadways) into previously unserved areas, to serve the Project are consistent with the County General Plan and the Project would be consistent with general County planning goals. The Proposed Project would therefore have a **less than significant** population growth impact.

Displace Housing or People

The Proposed Project would not displace existing housing or people since the site is currently vacant. The addition of 45 dwelling units would yield a net gain of available housing. Overall, the Proposed Project is expected to have **no impact** related to housing or population displacement.

3.2.9 Public Services

Fire Protection

Fire protection service is provided by VFPD. The nearest fire station to the Project site is Vista Fire Station 2, located at 1050 Valley Drive. The travel distance to the most remote lot is approximately 2.65 miles, resulting in a calculated response time of five minutes. This response time meets the General Plan Public Facilities Element emergency travel time criteria for projects with 0.5-acre lots. The VFPD has provided a service availability form that indicates existing fire services are available to service the Proposed Project. It is also noted that the Proposed Project includes a Fire Protection Plan (Hunt 2009) that has been approved by the VFPD. As discussed in Section 3.1.2, Hazards (Wildfire), the Proposed Project would not lead to a significant wildfire hazard. Considering these facts, the Proposed Project would have **no impact** to fire protection services.

Police Protection

The Project site would be served by the San Diego County Sheriff's Department (Sheriff's Department) with additional traffic law enforcement services provided by the California Highway Patrol. The Sheriff's Department operates a substation at 325 South Melrose Drive in Vista, which is approximately six miles (driving distance) west of the Project site (County 2009b). The Sheriff's Department provides generalized patrol services as well as all necessary law enforcement investigative services in the unincorporated (non-city) areas of the County, within which the Project site is located. The California Highway Patrol provides traffic control and enforcement in these unincorporated areas.

The Vista Sheriff's Station provides law enforcement services, excluding traffic enforcement, to the over 17,000 residents who reside in the surrounding unincorporated community. The Vista Station provides all aspects of law enforcement services including general patrol, traffic enforcement, crime prevention, communications, criminal investigations, juvenile services, and various management and clerical support services. The Vista Station includes 4 teams of patrol deputies, 10 detectives, 2 juvenile detectives, 2 school resource officers, and a crime prevention specialist team. Also, the San Diego County Sheriff's Department has a Senior Volunteer Patrol program.

The Public Facilities Element of the San Diego County General Plan states that for rural, unincorporated areas, the current minimally acceptable response time is 12 minutes for priority calls (i.e., calls involving life-threatening situations or felonies in progress) and 24 minutes for non-priority calls.

Based on the statistics for 2008, average response times for Priority One calls (e.g., officer needs help; foot or vehicle pursuit) and Priority Two calls (e.g., injured people, robbery in progress, bomb threats, carjacking, rape, stolen vehicles) at the Vista Station are 6.9 and 11.3 minutes, respectively (D. Brown, pers. comm.).

Although service demand would likely increase with implementation of the Proposed Project, this increase is anticipated to be minimal given the proposed use (i.e., single-family residential as opposed to other uses that might tend to result in higher demand for law enforcement services) and the small number of homes proposed. Also, improvements to roads and intersections on and off site as a result of Project development and the Regional Transportation Improvement Program (RTIP) could improve response times to the Project area. It is anticipated that future expanded police protection staff and services would be funded over time, as required to serve the unincorporated County areas, from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the area that have contributed or will contribute to the increased demands on police protection services. Based on the preceding analysis, impacts with respect to police protection would be **less than significant**.

Schools

Since the Proposed Project includes residential uses that would increase the population in the area, the Project would generate new students. The Vista Unified School District has provided a service availability form that indicates existing school services are available to service the Proposed Project. The Project would pay applicable school fees pursuant to State law before building permits are issued. (State law also significantly restricts the application of CEQA to school impact issues.) The Project would have no adverse physical effect on the environment because the Project does not require new or significantly altered services or facilities to be constructed. Thus, the Proposed Project would have **no impact** to schools.

3.2.10 Recreation

The Project involves a residential subdivision that would increase the use of existing neighborhood and regional parks or other recreational facilities. There is an existing surplus of County Regional Parks. Currently, there are over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space, including Federal lands, State Parks, special districts and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation, the Project would not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland.

Nonetheless, the Project would be required to comply with the Park Lands Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The Project does not propose the construction of any parks or other recreational facilities. Rather, the Project applicant has indicated it intends to pay fees in lieu of dedication. The

Project would therefore meet the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The Proposed Project would not result in significant cumulative impacts, because even with all past, present and future residential projects, a significant surplus of regional recreational facilities would remain, and because all cumulative projects are required to comply with the requirements of PLDO.

The Proposed Project is therefore expected to have a **less than significant** recreation impact.

3.2.11 Transportation/Traffic – Air Traffic, Emergency Access, Parking and Alternative Transportation

Air Traffic

The Project site is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the Proposed Project would not result in a change in air traffic patterns. **No impact** related to air traffic would occur as a result of the Project.

Emergency Access

The Proposed Project would not result in inadequate emergency access. The VFPD has reviewed the Proposed Project and associated emergency access roadways, as well as the Fire Protection Plan (Hunt 2009; Appendix B). It has been determined that there would be adequate emergency fire access. The main access to the Project site is via Sugarbush Drive. Proposed Street A would be improved to 40 feet paved in width; Streets B, C and D would be improved to 32 feet paved in width, and Street E and the emergency gated road through Lot F connecting to Cleveland Trail would be improved to 24 feet paved in width. All on-site roads would be required to be improved to County standards. The Project would therefore have a **less than significant** impact to emergency access.

Parking

The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. Therefore, the Proposed Project would have a **less than significant** parking impact.

Alternative Transportation

The Project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements would be constructed to maintain existing conditions as it relates to pedestrians and bicyclists. The Proposed Project would therefore have a **less than significant** alternative transportation impact.

3.2.12 Utilities and Service Systems

Wastewater

The Project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the RWQCB. A project facility availability form has been received from Buena Sanitation District, which indicates the district would serve the Project. Because the Project would discharge wastewater to a RWQCB-permitted community sewer system and would be required to satisfy Buena Sanitation District conditions, the Project would be consistent with the wastewater treatment requirements

of the RWQCB, including the Regional Basin Plan. The Project would therefore result in a **less than significant** impact related to wastewater treatment requirements.

Water and Wastewater Treatment Facilities

The Proposed Project does not include new or expanded water or wastewater treatment facilities. In addition, based on the service availability forms received, the Project would not require the construction of new or the expansion of existing water or wastewater treatment facilities. Service availability forms have been provided that indicate adequate water and wastewater treatment facilities are available to the Project from Buena Sanitation District and Vista Irrigation District. As a result, the Proposed Project would result in **no impact** to water or wastewater treatment facilities.

Storm Water Drainage Facilities

The Proposed Project would involve new storm water drainage facilities including catch basin inlets, underground piping, detention/bioretention basins and vegetated swales. The new facilities would not result in adverse physical effect on the environment, because all related impacts from the proposed storm water facilities have been addressed as part of the overall Project impacts and mitigated to a level below significance. The Project would therefore result in a **less than significant** storm water drainage facility impact.

Water Supply

The Proposed Project would require water service from the VID. A Service Availability Letter from the VID has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. ~~A Service Availability Letter from the Vista Irrigation District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources.~~ No new or expanded entitlements have been required.

Long term water supply planning is addressed by the San Diego County Water Authority (CWA) through its Urban Water Management Plan (UWMP), which is updated every five years. The UWMP was most recently updated in 2005 and revised in April of 2007. VID is a CWA member agency that will serve the Sugarbush project. VID is also required to publish and update its own UWMP every five years. The CWA anticipates being able to meet its member agencies' needs through a combination of desalination, water transfers, conservation, and importing water through Metropolitan Water District. The CWA is coordinating with its member agencies to address current water supply issues related to federal court rulings that have decreased the amount of water being pumped southward from the Bay Delta, and the drought situation on the Colorado River. Through the UWMP, the CWA and member agencies plan for single and multiple year drought conditions. The CWA is also diversifying the water supply portfolio by investing in developing new sources such as desalination, increased groundwater use, increased recycled water use, and increased water transfers from the Imperial Irrigation District.

In response to the Governor's proclamation of a statewide drought in the summer of 2008, VID adopted a Drought Response Conservation Program on September 3, 2008. A Level Two Drought Alert condition, which went into effect June 1, 2009, has a goal of reducing consumer demand by 20 percent through mandatory water conservation measures. If the District were to declare a Level Three Drought Critical Condition (reduce consumer demand up to 40 percent), no new potable water service, temporary meters, or permanent meters would be provided unless a valid unexpired building permit has been issued, or if the applicant provides substantial evidence of an enforceable commitment that water demands for the project will be offset.

Therefore, plans are in place to address current water supply issues and currently there is adequate water supply for this Project, which may require approximately 20 to 25 acre-feet of water per year. No new or expanded entitlements have been required. Based on this information, sufficient water supplies are available to serve the Project, and water supply impacts would be **less than significant**.

Solid Waste

Implementation of the Proposed Project would generate solid waste. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). The Project would deposit all solid waste at a County-permitted solid waste facility, in compliance with all relevant federal, state and local statutes. There are five permitted active landfills in San Diego County with remaining capacity. There is therefore sufficient existing permitted solid waste capacity to accommodate the Project's solid waste disposal needs. Any Project-related or cumulative impacts related to solid waste would be **less than significant.**